CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- March 17, 2017 121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Sol Flores Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:30 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Flores, and Toia). Williams arrived at 9:35 AM.

Motion to approve the minutes from the February 17, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Flores, and Toia.

Motion to approve the March 17, 2017 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Flores, and Toia.

9:00 A.M.

93-17-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: St. Jerome Croatian Church

OWNER: Same as applicant

PREMISES AFFECTED: 2813 S. Princeton Avenue

SUBJECT: Application for a variation reduce the front setback from the

required 11.66' to zero, rear setback from 37.53' to zero for a proposed two story addition to an existing school and religious

assembly.

Continued until April 21, 2017 at 2 PM.

94-17-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: St. Jerome Croatian Church

OWNER: Same as applicant

PREMISES AFFECTED: 2813 S. Princeton Avenue

SUBJECT: Application for a variation to increase the existing floor area ratio

(39,419.94 square feet) by 29 % (11,596.75 square feet) to 51,016.69 square feet for a proposed two-story addition to an

existing school and religious assembly. Continued until April 21, 2017 at 2 PM.

95-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1321 Wolfram LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1321 W. Wolfram Street

SUBJECT: Application for a variation to reduce the rear setback from the

required34.86' to 2.0' for an open stair to access a proposed garage roof deck which shall contain 11.3 square feet of relocated rear yard open space (remaining 213.7. square feet to be at grade), with a pergola with a height of 21.67'

a pergola with a height of 21.67'.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

96-17-S ZONING DISTRICT: B3-1 WARD: 49

APPLICANT: 420 Capital Management, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1930 W. Chase Avenue / 7305 N. Rogers Avenue

SUBJECT: Application for a special use to permit the establishment of a

medical cannabis dispensing facility.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

97-17-Z ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: Montana 1245, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1245 W. Montana Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 33.6' to 2', west setback from 2.4' to zero (east to be zero), combined side setback from 6' to zero for an open stair to access a

proposed garage roof deck with an attached chimney.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

98-17-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Oyun Yadamsuren OWNER: Beal Properties PREMISES AFFECTED: 3011 N. Broadway

SUBJECT: Application for a special use to permit the establishment of a nail

salon

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

99-17-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 3801 Montrose, LLC **OWNER:** same as applicant

PREMISES AFFECTED: 3801 W. Montrose Avenue

SUBJECT: Application for a special use to permit the establishment of

residential use below the second floor to convert an existing

commercial building to a detached house.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

100-17-Z ZONING DISTRICT: RM 4.5 WARD: 1

APPLICANT: Shimon Mery

OWNER: Same as applicant

PREMISES AFFECTED: 2418 W. Medill Avenue

SUBJECT: Application for a variation to reduce the east setback from the

required 3.73' to 0.5' (west to be 2.74'), combined side setback from 9.33' to 3.24' and to reduce the required rear yard open space from 150 square feet to zero for a proposed two story porch and

one unenclosed parking stall.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

101-17-S ZONING DISTRICT: B1-1 WARD: 17

APPLICANT: Rajesh N. Kunnumali
OWNER: NRNSA 65th Place, LLC
PREMISES AFFECTED: 6536 S. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment of a one-

lane drive-through facility to serve a proposed fast food restaurant. Application approved by voice vote. 3-0; yeas - Sercye, Flores,

and Williams (Toia recused)

102-17-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Delta Real Estate Investments LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3848 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34'-10" to 4', south setback from 2' to zero (north to be zero), combined side setback from 5' to zero, for a proposed open stair to access a garage rooftop deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

103-17-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Barrett Homes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3034 N. Clybourn Avenue

SUBJECT: Application for a special use to permit the establishment of

residential use below the second floor for a proposed three-story, three- dwelling unit building with roof deck and roof stair and

mechanical enclosure.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

104-17-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: LG Development Group, LLC

OWNER: 1435-43 N. Wells, LLC **PREMISES AFFECTED:** 1435-43 N. Wells Street

SUBJECT: Application for a special use to reduce the minimum off-street

parking by no more than 50% from fifty spaces to fifteen spaces for a proposed six-story, fifty dwelling unit building that shall be

a proposed six-story, firty dwelling unit building that si

located within 1,320 feet of a CTA station entrance.

Application approved by voice vote. 3-1; yeas - Sercye, Flores,

and Toia; nays-Williams

105-17-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: LG Development Group, LLC

OWNER: 1435-43 N Wells, LLC **PREMISES AFFECTED:** 1435-43 N. Wells Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 5' for a proposed six-story, fifty dwelling unit

building that is located within 1,320 feet of a CTA station entrance. Application approved by voice vote. 3-1; yeas - Sercye, Flores,

and Toia; nays-Williams

106-17-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: LG Development Group, LLC

OWNER: 1435-43 N. Wells, LLC PREMISES AFFECTED: 1435-43 N. Wells Street

SUBJECT: Application for a variation to eliminate the one required loading

space for a proposed six-story, fifty dwelling unit building which shall be located within 1,320 feet of a CTA station entrance.

Application approved by voice vote. 3-1; yeas - Sercye, Flores,

and Toia; nays - Williams

107-17-S ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: California Funding, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 844 N. California Avenue

SUBJECT: Application for a special use to permit the establishment of

residential use below the second floor for a proposed four-story,

three-dwelling unit building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

108-17-Z ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: California Funding, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 844 N. California Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to

16.6' for a proposed open stair to access a garage roof deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

109-17-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: Peerless Development, LLC - 1870 Milwaukee

OWNER: Same as applicant

PREMISES AFFECTED: 1874 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 20' for a proposed six-story, forty-four dwelling unit building with ground floor commercial space and on-site parking. Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

110-17-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Rule Transfer IL, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4102 W. Peterson Avenue

SUBJECT: Application for a special use to permit the establishment of a one

lane-drive through to serve a proposed fast food restaurant.

Continued until April 21, 2017 at 2 PM.

111-17-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Jeremy Hoeck
OWNER: Same as applicant
PREMISES AFFECTED: 3257 W. Crystal Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 31.17' to 28.5' for a proposed front two-story addition with a front open porch at the second level for the existing two-story,

two dwelling unit building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

112-17-S ZONING DISTRICT: B2-2 WARD: 32

APPLICANT: Da Macks Barbershop

OWNER: Ronan Healey

PREMISES AFFECTED: 2203 W. Roscoe Street

SUBJECT: Application for a special use to permit the establishment of a

barber shop.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

113-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Riklin Investments, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2125 W. Charleston Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 8'-6", west setback from 2' to zero (east to be 3'), combined side setback from 4'-8" to 3' for a proposed open stair to access a garage roof deck which shall also contain the relocated rear yard open space.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

114-17-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Indigo Development, LLC Series D

OWNER: Same as applicant **PREMISES AFFECTED:** 1057 N. Wood Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 38.47' to 21.16' for a proposed open bridge to access a garage rooftop deck which shall also contain the relocated rear yard

open space.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

115-17-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2901 W Belden, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2901 W. Belden Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 42'-2" to 26' for an open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated 156 square

feet of rear yard open space.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

116-17-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Garp Construction **OWNER:** Same as applicant **PREMISES AFFECTED:** 720 N. Willard Court

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 21.17' for a proposed open stair and landing to access a proposed garage roof deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

117-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Denny Development. LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3312 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.7' to 2.33', north setback from 2' to 0.17' (south will be 2'), combined side setback from 5' to 2.17' for a proposed open stair to access a proposed garage roof deck on the existing garage.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

118-17-Z ZONING DISTRICT: B3-5 WARD: 47
APPLICANT: Sonco Real Estate, LLC 2150 W Lawrence Series

OWNER: Same as applicant

PREMISES AFFECTED: 2150 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 3.84' for an existing four-story building to be converted and add a fifth floor addition to a retail and fifty-nine

dwelling units located above the first floor.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

119-17-Z ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: Sonco Real Estate, LLC 2150 Lawrence Series

OWNER: Same as applicant

PREMISES AFFECTED: 2150 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

by no more than 20% from fifty-nine parking spaces to forty seven on-site spaces for an existing four-story building to be converted and a fifth floor addition for a retail and fifty-nine dwelling units

located above the first floor.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

120-17-S ZONING DISTRICT: B3-1 WARD: 26

APPLICANT: Jose L. Cuevas Jr. **OWNER:** Tony Bahary

PREMISES AFFECTED: 3610 W. North Avenue

SUBJECT: Application for a special use to permit the establishment of a

beauty salon.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

121-17-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: 849 Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 849 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 31.2' to 2.17', north setback from 2' to zero, south setback from 2' to zero, combined side setback from 4.8' to zero for a bridge connection from the existing rear three-story porch to a proposed rooftop deck with two pergolas, which shall exceed 15' in

height.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

122-17-S ZONING DISTRICT: B3-5 WARD: 25

APPLICANT: Jing Yuan Ma
OWNER: Same as applicant
PREMISES AFFECTED: 214 W. 22nd Place

SUBJECT: Application for a special use to convert an existing Single Room

Occupancy use to a hotel use.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

123-17-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Kimberly Buford - DBA Color Me Nail Bar

OWNER: Same as applicant **PREMISES AFFECTED:** 1810 1/2 W. 99th Street

SUBJECT: Application for a special use to permit the establishment of a nail

salon.

Continued until April 21, 2017 at 2 PM.

124-17-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Dan and Elizabeth Domont **PREMISES AFFECTED:** 3322 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.28' to 1.41', north and south both from 2' to zero, combined side setback from 5' to zero for an open bridge to access a garage roof deck which shall have a pergola and contain the

201.95 square feet of relocated rear yard open space.

Continued until May 19, 2017 at 2 PM.

125-17-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Josephine Gandonou Bryant

OWNER: Hasan Hasic

PREMISES AFFECTED: 8205 S. Cottage Grove Avenue

SUBJECT: Application for a special use to permit the establishment of a

beauty salon.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

126-17-Z ZONING DISTRICT: RT-4 WARD: 38 APPLICANT: Mia Properties Acquisitions, LLC-7159 Grand Avenue

OWNER: Same as applicant

PREMISES AFFECTED: 4111 N. Narragansett Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 12.08' for a proposed three-story, fifteen dwelling

unit building.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

127-17-Z ZONING DISTRICT: RT-4 WARD: 38 APPLICANT:Mia Properties Acquisitions, LLC 7159 W. Grand Avenue

OWNER: Same as applicant

PREMISES AFFECTED: 4119 N. Narragansett Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 16.33' for a proposed three-story, fifteen dwelling

unit building.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

The Chairman moved to recess at 1:05 PM. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia, and Williams.

The Board reconvened at 2:17 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Flores, and Toia). Williams arrived at 2:35 PM.

2:00 P.M.

128-17-S ZONING DISTRICT: B3-2 WARD: 14

APPLICANT: South Kedzie 55, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5501 S. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment of a one-

lane drive through facility to serve a proposed fast food restaurant. Application approved by voice vote. 3-0; yeas - Sercye, Flores,

and Williams (Toia recused)

129-17-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Madeline O'Brien
OWNER: Same as applicant
PREMISES AFFECTED: 2609 W. 102nd Street

SUBJECT: Application for a variation to reduce the south setback from the

required 7.2' to 4.04' (north to remain at 15.04'), combined side setback from 21.63' to 19.08' for a proposed rear two-story addition for the existing two-story, single family residence with an attached

garage.

Application approved by voice vote. 3-0; yeas - Sercye, Flores,

and Toia (Williams absent)

130-17-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Madeline O'Brien
OWNER: Same as applicant
PREMISES AFFECTED: 2609 W. 102nd Street

SUBJECT: Application for a variation to reduce the required parking spaces

from two to one for a proposed single family residence with a

proposed two-story rear addition and an attached garage.

Application approved by voice vote. 3-0; yeas - Sercye, Flores,

and Toia (Williams absent)

131-17-S ZONING DISTRICT: B3-3 WARD: 2

APPLICANT: Anthony Kremer

OWNER: Shepherd Real Estate Subsidiary, LLC- North and Mohawk Series

PREMISES AFFECTED: 511 W. North Avenue

SUBJECT: Application for a special use to permit the establishment of a

veterinary office and boarding kennel.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

132-17-Z APPLICANT: ZONING DISTRICT: RT-4WARD: 2
2307 North Greenview- Condominium Association

OWNER: Same as applicant

PREMISES AFFECTED: 2307 N. Greenview Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 38.85' to 20.66' for a proposed open bridge to provide access to a proposed garage roof deck from the existing rear open

porch.

Application denied by voice vote. 0-4; yeas - none; nays -

Sercye, Flores, Toia, and Williams

133-17-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Mangan Builders Inc.

OWNER: Tami Tray

PREMISES AFFECTED: 3856 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.75' to 2', north setback from 2.94' to 2', south from 2.94' to 0.75', combined setback from 7.34' to 2.75' for a proposed open stair to access a proposed garage rooftop deck on the existing

three car garage.

Continued until May 19, 2017 at 2 PM.

134-17-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Philip James Ltd.

OWNER: GJK Properties, LLC

PREMISES AFFECTED: 3828 N. Lincoln Avenue

SUBJECT: Application for a special use to permit the establishment of a

beauty salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

135-17-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Sacire Tembely **OWNER:** Chun Hyo Park

PREMISES AFFECTED: 8230 S. Cottage Grove Avenue

SUBJECT: Application for a special use to permit the establishment of a hair

braiding salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

136-17-S ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: Abdou Niang
OWNER: Sameh Abuaquel
PREMISES AFFECTED: 5842 W. North Avenue

SUBJECT: Application for a special use to permit the establishment of a hair

braiding salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

137-17-S ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Mani Properties, Inc.

OWNER: 1311 N. Western, LLC

PREMISES AFFECTED: 1311 N. Western Avenue

SUBJECT: Application for a special use to permit the establishment of a

business live/ work unit on the ground floor of an existing three-

story, four dwelling unit building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

138-17-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Peter McMahon

OWNER: same as applicant

PREMISES AFFECTED: 1955 N. Halsted Street

SUBJECT: Application for a variation to permit the establishment of a

residential use below the second floor for a proposed four-story,

three-dwelling unit building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

139-17-Z ZONING DISTRICT: B2-3 WARD: 45

APPLICANT: Dominic McGee **OWNER:** Same as applicant

PREMISES AFFECTED: 4812 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 10' to 6.54' for a proposed three-story, sixteen dwelling unit building which shall be located in a transit served location. **Application approved by voice vote. 4-0; yeas - Sercye, Flores,**

Toia, and Williams

140-17-S ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: 3628 W. George LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3628 W. George Street

SUBJECT: Application for a special use to permit a residential ground floor

expansion for a proposed rear two-story addition, a third floor

addition, a three-story open porch and three unenclosed parking stalls for the existing two-story, two dwelling unit building being

converted to a three dwelling unit building.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

141-17-Z ZONING DISTRICT: RM-5.5 WARD: 2

APPLICANT: HSC Realty, LLC- LaSalle 1308

OWNER: Same as applicant **PREMISES AFFECTED:** 1308 N. LaSalle Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 44.55' to 35', south setback from 2' to 1' (north to be 3'), combined side setback to be 4' for a proposed four-story, rear addition to an existing four-story, four dwelling unit building.

Continued until April 21, 2017 at 2 PM.

142-17-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: Mayra Barrera
OWNER: Same as applicant
PREMISES AFFECTED: 3841 W. 60th Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.9' to 25.9', the east set back from 4' to 1.88' for a combined side setback of 15.4' for a proposed roof projecting from

the garage over the open patio.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

143-17-Z ZONING DISTRICT: B3-2 WARD: 31

APPLICANT: Generation Gaming, LLC Ricardo Flores

OWNER: 3042 Central Building, LLC United Investors, Inc.

PREMISES AFFECTED: 3044 N. Central Avenue

SUBJECT: Application for a variation to permit the establishment of a public

place of amusement license which shall be located within 125' of

an RS-3 zoning district.

Application approved by voice vote. 3-0; yeas - Sercye, Toia,

and Williams (Flores absent)

144-17-S ZONING DISTRICT: B3-1 WARD: 19

APPLICANT: Chicago Patrolmen's Federal Credit Union

OWNER: Saint Xavier University **PREMISES AFFECTED:** 10339 S. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a drive-

through facility to serve a proposed credit union building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

145-17-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: John J. Ford **OWNER:** Same as applicant

PREMISES AFFECTED: 714 W. 115th Street, Suite B

SUBJECT: Application for a special use to permit the establishment of a

barber shop.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

146-17-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: Legacy Tattoo, LLC
OWNER: Nodarse Holdings, Inc.
PREMISES AFFECTED: 2828 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a tattoo

and body piercing facility.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

147-17-Z ZONING DISTRICT: RS-2 WARD: 9

APPLICANT: Michele Adekola
OWNER: Same as applicant
PREMISES AFFECTED: 10237 S. Forest Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 4.45', the combined side setback from 9' to zero (zero on the north and south) for a proposed steel iron fence and gated which shall exceed 6' in height and a rear, two-story addition with a 2.1' south setback and a 4' north setback to the existing two-story, single family residence with an existing detached two car

garage.

Application approved by voice vote subject to the condition stated on the record. 4-0; yeas - Sercye, Flores, Toia, and

Williams

148-17-Z ZONING DISTRICT: B2-3 WARD: 28

APPLICANT: 956 N. Noble, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1418 W. Fillmore Street

SUBJECT: Application for a variation to reduce the front setback from the

required 6.17' to 2.5', the rear setback from 30' to 23.5' for six front open balconies for the existing three-story, six dwelling and an open landing from the rear of the building to access a proposed

garage roof top deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

149-17-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Claremont 2165 LLC OWNER: Same as applicant

PREMISES AFFECTED: 2165 N. Claremont Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2', north setback from 3.68' to zero, south from 3.68' to zero, combined setback from 9.2' to zero for a proposed three-story four dwelling unit building with open porch with a

story, four dwelling unit building with open porch with a connection to the proposed garage roof deck of the proposed

garage.

Continued until April 21, 2017 at 2 PM.

150-17-S ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Twisted Scissors, LLC
OWNER: Scissor Sisters, LLC

PREMISES AFFECTED: 3049 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a

beauty salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

151-17-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1726 W. Augusta Blvd. **OWNER:** Same as applicant

PREMISES AFFECTED: 1726 W. Augusta Boulevard

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 21.33' for a proposed open bridge to access a garage roof top deck which shall also have in increase in the maximum area of an accessory building by no more than 10% from 480

square feet to 483.33 square feet.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

152-17-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1752 W. Augusta, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1752 W. Augusta Boulevard

SUBJECT: Application for a variation to reduce the rear setback from the

required 33.45' to 2', west setback from 2' to zero (east to be zero), combined side setback from 5' to zero for an open bridge on the

rear open porch to access a garage roof top deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

153-17-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Paul Ustrzynski
OWNER: Same as applicant
PREMISES AFFECTED: 2324 W. Lyndale Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 23.46' for an open stair to access a proposed garage

roof deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

154-17-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Celestial Church of Christ Bethel Parish

OWNER: Winnemac Peterson, LLC **PREMISES AFFECTED:** 2513 W. Peterson Avenue

SUBJECT: Application for a special use to permit the establishment of a forty-

five seat religious assembly with eight on-site parking spaces.

Continued until May 19, 2017 at 2 PM.

155-17-S ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: 2448 N. Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2454 N. Lincoln Avenue

SUBJECT: Application for a special use to permit the 100% reduction of the

required twenty-two on-site parking spaces for a proposed fourstory retail and twenty-two residential unit building. The site is

located within 620 ' of a CTA train station entrance.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

156-17-Z ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: 2448 N. Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2454 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear setback at the

residential level from the required 30' to 2' for a proposed fourstory retail twenty-two residential unit building. The building shall

be located within 620' of a CTA station entrance.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

158-17-Z ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: 2462 N. Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2462 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 7' for a proposed four-story building with retail on the ground floor and nine dwelling units above with two on-site

parking spaces on the ground level.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

159-17-S ZONING DISTRICT: B1-2 WARD: 19

APPLICANT: Mary Ryan

OWNER: Graham Thompson

PREMISES AFFECTED: 10215 S. Western Avenue

SUBJECT: Application for a special use to permit the establishment of a hair

salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

160-17-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Brandon Ackley **OWNER:** Same as applicant

PREMISES AFFECTED: 3627 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from 34.78' to

2', south setback from 2.56' to zero, north from 2.56' to 2.5', combined from 6.4' to 2.5' for a proposed open stair to access a

garage rooftop deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

161-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Stephen & Kimberly Moffat

OWNER: Same as applicant **PREMISES AFFECTED:** 2132 N. Dayton Street

SUBJECT: Application for a variation to reduce the rear set back from the

required 35' to 16.83', north setback from 2' to zero (south to be at 0.07') for a proposed third floor front dormer addition, bay window additions, rear one story addition and a connector roof walkway with an open stair to access the proposed garage roof top deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Application approved by voice vote. 4-0; yeas - Sercye, Flo.

Toia, and Williams

162-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Stephen and Kimberley Moffat

OWNER: Same as applicant PREMISES AFFECTED: 2132 N. Dayton Street

SUBJECT: Application for a variation for an increase in the height of up to 7%

from 37' to 39.25' for a proposed third floor front dormer addition, bay window additions, rear one story addition and a connector roof walkway with an open stair to access the proposed garage roof top

deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

CONTINUANCES

603-16-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: Debby Tsao **OWNER:** Same as applicant

PREMISES AFFECTED: 1113-19 S. Loomis Street

SUBJECT: Application for a variation to reduce the south setback from the

required 5' to 4.21', the combined side setback from 10.8' to 4.21' for the subdivision of an existing zoning lot into two zoning lots. The existing multi-unit residence at 1113-15 S. Loomis will

remain.

Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and

Williams

604-16-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: Debby Tsao

OWNER: Same as applicant **PREMISES AFFECTED:** 1119 S. Loomis Street

SUBJECT: Application for a variation to reduce the north setback from the

required 4.9' to 4.0', the south setback from 5' to 2', the combined side setback from 9.8' to 6', the front setback from Loomis street from 9' to 3.67' for a proposed three-story, three dwelling unit

building with parking located on the ground floor.

Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and

Williams

605-16-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street

SUBJECT: Application for a variation to reduce the required rear yard open

space from the required 238.87 square feet to zero for a proposed three-story, three dwelling unit building with parking located on

the ground floor.

Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and

Williams

11-17-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Kasia Milon DBA Kismet Beauty Lounge

OWNER: Yesrab Real Estate **PREMISES AFFECTED:** 6858 W. Archer Avenue

SUBJECT: Application for a special use to permit the establishment of a

beauty salon.

Continued until May 19, 2017 at 2 PM.

44-17-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: 3462 N. Lincoln Avenue

OWNER: Mid-City National Bank of Chicago Land Trust No. 1469 dated

July 2, 1979

PREMISES AFFECTED: 3462 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 4' on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling

units above and eight on-site unenclosed parking spaces.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

49-17-S ZONING DISTRICT: C1-2 WARD: 28

APPLICANT: McDonald's USA, LLC
OWNER: Crossroads Ogden, LLC
PREMISES AFFECTED: 2315 W. Ogden Avenue

SUBJECT: Application for a special use to permit the establishment of a drive-

through to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Toia, Flores,

and Williams (Sercye recused)

59-17-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Iron Heritage, LLC
OWNER: 1949 Cuyler, LLC
PREMISES AFFECTED: 4025 N. Damen Avenue

SUBJECT: Application for a special use to permit the establishment of a

barber shop.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

64-17-Z ZONING DISTRICT: RM-6 WARD: 25 APPLICANT:Cloud Property Management, LLC 1902 Series

OWNER: Same as applicant

PREMISES AFFECTED: 1902 W. Cullerton Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 252 square feet to zero to rebuild the three story, rear open porch and to convert from three dwelling units to six dwelling

units in a three-story building.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia, and Williams

65-17-Z ZONING DISTRICT: RM-6 WARD: 25

APPLICANT: Cloud Property Management

OWNER: Same as applicant

PREMISES AFFECTED: 1902 W. Cullerton Street

SUBJECT: Application for a variation to reduce the required off-street parking

from three parking spaces to zero for the conversion of a threestory, three-dwelling unit building to a six-dwelling unit building. Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

74-17-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: Carolyn Tsiotsios **OWNER:** Wahbe Askar

PREMISES AFFECTED: 2008 S. Prairie Avenue

SUBJECT: Application for a special use to permit the establishment of a body

art service.

Application denied by voice vote. 2-2; yeas – Sercye, Flores;

nays - Toia, Williams

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 7:48 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercy, Flores, Toia and Williams. Meeting returned to open session at 8:30 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 17, 2017, with the exception of Board Cal. Nos. 76-17-A, 29-17-Z and 35-17-Z, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting adjourned at 8:45 PM.